



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL WORK SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.portal.civicclerk.com/event/1143/overview>

May 21, 2024 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PRESENTATIONS:

- 4.I. Plaques Of Appreciation To The City, Crown Security, Councilman Mark Adams, And Melvin Traynum For Sponsoring The Tournament on August 12, 2023.

Background:

Tony Young Personal Wellness, Inc. and Tony Young All-Star Karate Academy express their appreciation to the City of Hapeville, Hapeville Recreation Department, Crown Security, Councilman Mark Adams, and Melvin Traynum for their support of the Atlanta Karate Championships held on August 12, 2023, at Hoyt Smith Conference Center.

- 4.II. Proclamation Honoring National Police Week May 12 – 18, 2024.

Supporting Document(s):

1. Proclamation Honoring National Police Week
4.III. Departmental Presentations - Public Safety Fire, Police, Dispatch, and Code Enforcement

Background:

As we look toward the October 2024 through September 2025 Fiscal year, in the upcoming Council Work Sessions, staff is continuing presentations to Mayor and Council on key departments, including their highlights, and providing preliminary views into future needs and priorities. This evening, staff brings forth presentations on Fire, Police, Dispatch and Code Enforcement.

Interim Chief Condrey will address, Fire and Chief Hedley will present PD, Dispatch and Code Enforcement.

Supporting Document(s):

1. 2024-2025 Department Presentation-Fire
2. 2024-2025 Department Presentation-PD, Dispatch, Code

5. PUBLIC HEARING:

- 5.I. Consideration of a Conditional Use Permit to Operate a Spa at 1155 Virginia Avenue, Ste. L

Background:

Li Ying Jiang Lucas is seeking a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on May 14, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 1155 Virginia Ave_Ste. L_CUP_Redacted
2. Plans - 1155 Virginia Avenue_Ste. L_CUP
3. Planners Report 1155 Virginia Suite L Conditional Use Permit Massage Spa
4. Minutes - 05-14-2024_draft
5. Legal Ad - 05-21-2024_1155 Virginia Ave_Ste L_CUP_Spa

6. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to Approve May 7th Council Meeting minutes.

Supporting Document(s):

05072024 Drafted Minutes

- 7.II. Consideration and action to approve the May 7th Executive Session minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve amending of the Ordinance that would allow outside alcohol vendors to service city-sponsored events. - First Reading

Background:

At the May 7th meeting, Mayor and Council discussed amending the Ordinance to allow vendors outside of Hapeville to service city-sponsored events. The Governing Body is in favor of the amendment and requested including language specifying that outside vendors would only be considered if a local vendor is not available. Staff has added this language to the Ordinance and is now seeking Council's approval. This serves as the first reading.

Supporting Document(s):

1. Ordinance - Amendment of Section 5-6-10 LCR edit 5.17.24
- 9.II. Consideration and Action to Approve the amending of the Ordinance that changes the Alcohol Renewal Cycle date. - First Reading

Background:

At the May 7th meeting, the Mayor and Council discussed amending the Ordinance to change the Alcohol Renewal Cycle date. The current annual renewal period is October 15th to December 15th. Staff proposed adjusting the renewal period to run from September 15th to November 15th. This adjustment provides additional time to address any potential challenges and align the renewal cycle with the Department of Revenue's annual renewal date cycle. The Governing Body was in favor of going forward with the amendment. Staff has formalized the

ordinance and requests Council approval. This serves as the first reading.

Supporting Document(s):

1. Ordinance - Amendment of Section 5.1.13 LCR

9.III. Discussion on the July 2024 through September 2024 Budget Draft.

Background:

The City of Hapeville is changing its fiscal year end from June 30 to September 30 to better align. As a requirement to do so, the City must create an initial 3-month budget and measurement period that ends September 30, 2024. Included for Council today is a draft for discussion as necessary. The first public hearing will be held on June 4th, and the second public hearing will be held on June 18th.

Supporting Document(s):

1. July - September Bridge Period Budget Discussion DRAFT - Summary
2. City of Hapeville - General Fund 2024 (July - September) Budget Discussion Draft

9.IV. Consideration and Action to Approve Art District Signage at 748 Virginia Ave.

Background:

The City of Hapeville entered into a grant award agreement with General Motors on Main Street in the amount of \$50,000 to implement a placemaking initiative in Hapeville. There is a design concept and rendering Main Street has worked on with Source Urbanism and is prepared to let out the contract for design. The proposed placemaking sign is intended to be a bold "statement" highlighting the Hapeville Arts District. City Manager has suggested City Council have an opportunity to comment and approve prior to contracting to further the design process for fabrication specifications. Main Street Board Chair Charlotte Rentz will discuss the history of the project to date.

Supporting Document(s):

1. Art District Rendering-1

10. CITY MANAGER REPORTS:

11. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

12. MAYOR AND COUNCIL COMMENTS:

13. EXECUTIVE SESSION: *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

14. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.



PROCLAMATION HONORING NATIONAL POLICE WEEK

MAY 12-18, 2024



WHEREAS: National Police Week 2024 is recognized to honor the service and sacrifice of law enforcement officers who have been killed in the line of duty while protecting our communities and safeguarding our democracy; and

WHEREAS: There are approximately 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Hapeville Police Department; and

WHEREAS: Since the first recorded death in 1786, more than 24,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS: The names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS: 282 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial, including 118 officers from 2023 and 164 officers who died in previous years; and

WHEREAS: The service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 36th Annual Candlelight Vigil on the evening of May 13, 2024; and

WHEREAS: The Candlelight Vigil is part of National Police Week, which takes place this year on May 12-18; and

WHEREAS: May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families, and U.S. flags should be flown at half-staff; and

WHEREAS: The members of the police department of the City of Hapeville play an essential role in safeguarding the rights and freedoms of the citizens of our community; and

WHEREAS: It is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS: The men and women of the police department of the City of Hapeville unceasingly provide a vital public service;

THEREFORE, BE IT RESOLVED, that the City of Hapeville formally designates May 12-18, 2024, as Police Week in Hapeville, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

By: _____
Alan Hallman, Mayor

Attest: _____
Sharee N. Steed, City Clerk



Hapeville Fire Department

Budget Overview

Fire Department Staff

39 Staff members

Administration

- Fire Chief
- Deputy Fire Chief
- Division Chief of Training
- Division Chief/Fire Marshal
- Captain/ Assistant Fire Marshal
- Executive Assistant

Online Personnel

- Three Battalion Chiefs
- Three Captains
- Six Lieutenants
- Eighteen Firefighters

Three 24-hour shifts

What the Hapeville Fire Department Provides

- **Fire Protection.** Protect human life, Incident stabilization, property protection and conservation.
- **Emergency Medical Services.** Our department is the only fire department in all of Fulton County licensed to provide Ambulance Transport. We also have the personnel to provide Advanced Life Support Fire Engines meaning they have a paramedic with advanced equipment.
- **Community Risk Reduction.** Public education and strong community relationships. Fire Inspections.

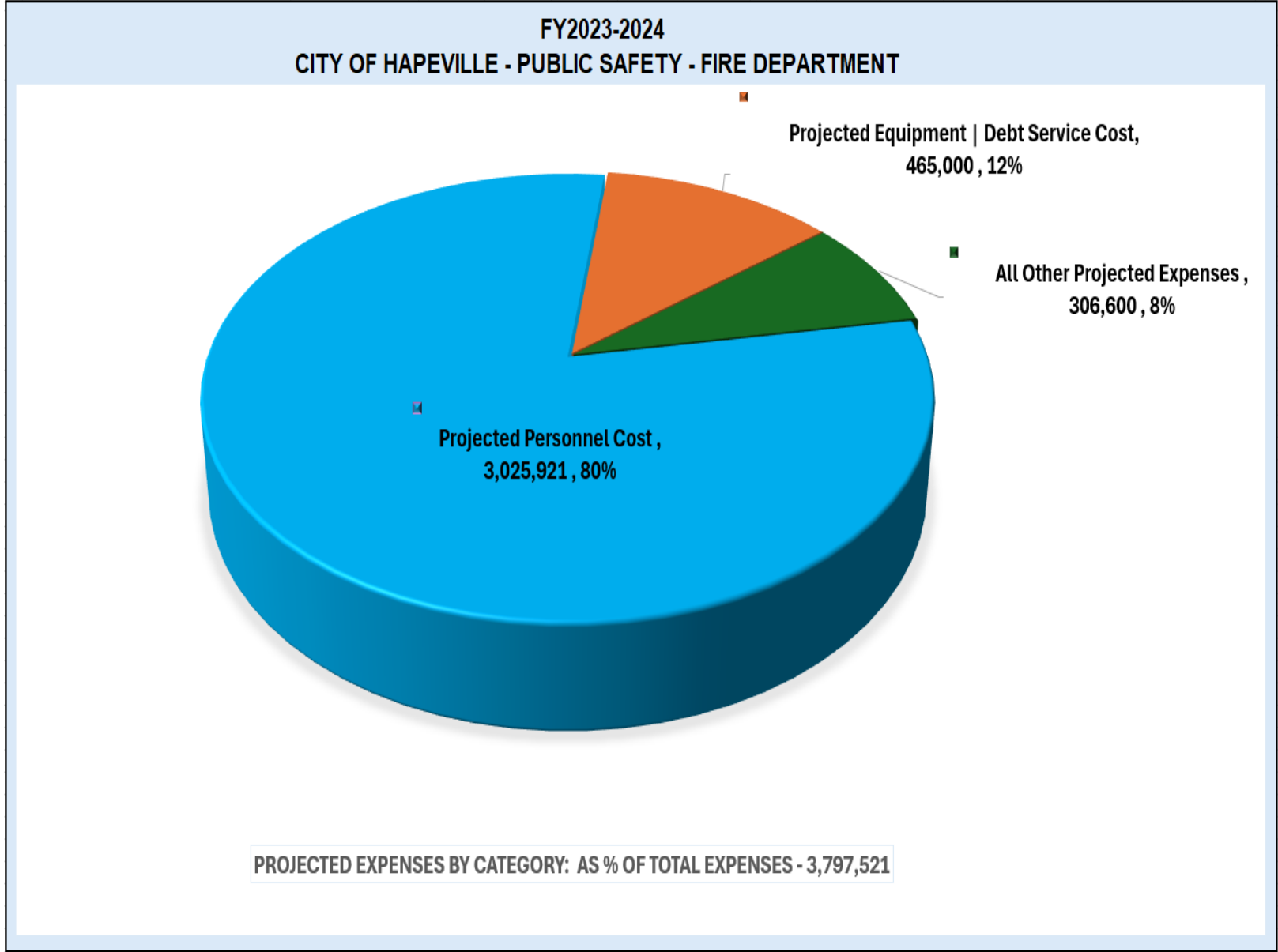


Performance Measures

- 1,749 calls answered in 2023.
- 2.9 minutes average response time in 2023.
- Average Grady EMS response time experienced by other South Fulton County Fire Departments.
- Renewed EMS Agency License for Period of May 1, 2024, through April 30, 2026.
- 10,960 hours training for the year 2023 over all personnel.



Annual Cost
to Operate
the Fire
Department



The Cost to Build a Firefighter

- Hiring Process \$1,185.00
- Uniforms \$847.79
- Turnout Gear \$4,198.00
- Fire Training \$1,742.00
- EMS Training \$2,419.48
- Total Cost \$10,392.60 one-time cost.
- This cost does not include annual salary and benefits.



Major Equipment Purchase Costs

- Fire Engine \$923,835.56
Build Time is 36-40 months

- Current Equipment
Engine 1 2020 Sutphen Monarch
Engine 2 2011 KME Kovach
Engine 3 1998 Ferrara Spartan ERV

It is the NFPA recommendation to remove an Engine from front line to reserve after 15 years. It is recommended to remove from service at 25 years.

- Ambulance \$236,237

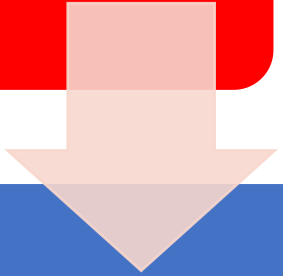
- Current Equipment
Medic 1 2019 Ford
Medic 2 2010 Chevrolet
Medic 3 2003 Freightliner

Replace after 12 years or 250,000 miles.

EMS Transport Costs

**HAPEVILLE FIRE DEPARTMENT. BASIC LIFE
SUPPORT TRANSPORT \$732.32. ADVANCED LIFE
SUPPORT \$869.02.**

\$13 PER MILE.



GRADY EMS.

Fire Department Goals

Urgency to fill Fire Marshal vacancy.

Appoint Deputy Chief over Fire and EMS Operations.

Make promotions to fill vacancies caused by retirement.

Training.

Attract and Retain Entry Level Firefighters.

Benefits of Retention in The Fire Service

Job Satisfaction and Stability: Career firefighters often experience job satisfaction and stability through job security, good health benefits, and the pride that comes with a profession that holds public trust.

Fire Department Stability: Training members proficiently builds teamwork and cohesion. This helps retain experienced firefighters and ensures stability within the organization.

Job knowledge and experience: Veteran firefighters with experience within a fire department can mentor new members with knowledge of the city and community relationships.

Empowerment: Empowered confident firefighters take pride in the organization's success and focus on the goals of the organization.

Quality of Service: Retaining trained members provides a better quality of services to the community. Retention programs can be a great attraction for prospects.





Hapeville
georgia

2024-2025 Budget Presentation



Highlighting Success

- State Certification
- Promotions
- Vehicle Outfitting
- Community Engagement
- Citizens Police Academy
- Decreased Crime Rates



Hapeville
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Performance Metrics: A Snapshot of Operational Efficiency



7,390 Calls for Service



Average Response Time
2min 54 sec



28,359 calls processed by
E-911 Center



All Vacancies Filled

-1



Hapeville
georgia

Building Strong Community Bonds for a Safer Tomorrow



Community outreach and involvement reduces crime by fostering trust between law enforcement and residents. Fostering this relationship encourages proactive reporting of suspicious activities, crime prevention education, youth mentorship and facilitates collaborative efforts to address local safety concerns.

Neighborhood Watch Meetings
Citizens Police Academy
Safetyville
Youth Mentorship
Business Relationships
Other Agencies

Chief of Police	1
Lieutenant	3
Sergeant	5
Corporal	4
Detective/Crime Scene	4
Traffic Officer	3
Community Engagement	1
Police Officer	13
Reserve Officer	4
Communications Officer	9
Code Enforcement	3
Executive Assistant	1

Personnel = 51

CITY OF HAPEVILLE - PUBLIC SAFETY - POLICE DEPARTMENT - (DISPATCH & CODE ENFORCEMENT INCLUDED)

Projected Personnel Cost - Code Enforcement,
208,963 , 4%

Projected Equipment | Debt
Service Cost - (Police |
Dispatch | Code Enforcement),
1,786,157 , 29%

All Other Projected Expenses - (Police |
Dispatch | Code Enforcement),
832,039 , 14%

Projected Personnel Cost - Police,
2,582,669 , 42%

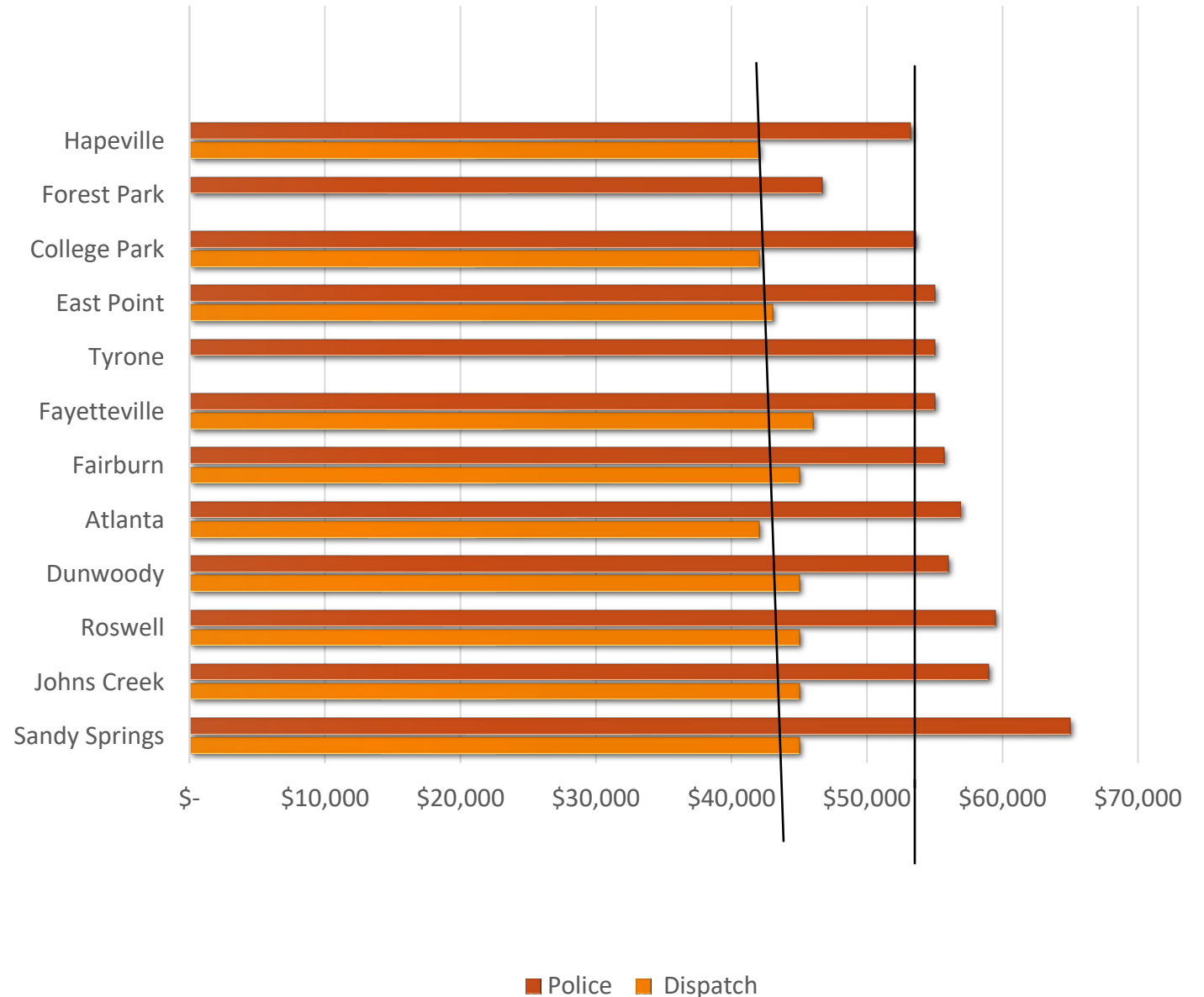
Projected Personnel Cost - Dispatch,
696,837 , 11%

PROJECTED EXPENSES BY CATEGORY: AS % OF TOTAL EXPENSES - 6,106,665

Fostering Visionary Leadership: Crafting Competitive Salaries and Development Pathways for Tomorrows Leaders



Salary Comparison



Forward Momentum: Future Initiatives, Risks and Opportunities



Hapeville
georgia

Re-Organize agency
structure to include 2
Captain Positions

Recruitment

Certification

Risks and Liability

Embracing
Technology's Rising
Costs

Community Outreach



Continued focus in high liability areas to include:

- Use of Force
- Pursuits
- Evidence/Property
- Search/Seizure
- Arrests



Ongoing assessment of our growing population to pinpoint specialized needs to allocate appropriate staffing.



Continue our dedication to embracing modern police practices, cutting-edge technology and upgrading current equipment to position ourselves as visionaries in our field.



To be Visionaries in Public Service We Must First Set the Trend.



Hapeville

georgia



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Questions and Answers Session

24-PC-05-09

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Li Ying Jiang Lucas
Mailing Address: 309 Mangham Rd. Griffin, GA 30224
Telephone _____ Mobile # _____ Email _____
Property Owner(s) MNG II, LP and Midtown National Group LP
Mailing Address 3350 Riverwood Pkwy SE ST 450, GA 30339
Telephone _____ Mobile # _____
Address/Location of Property: 1155 Virginia Ave. STE L, 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 140127LL1198
Present Zoning Classification: U-V Size of Tract: 1.80 acre(s)
Present Land Use: Commercial

Please check the following as it applies to this application

☐ Site Plan Review
☒ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) S

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Li Ying Jiang Lucas
Applicant's signature

Date: 03-25-2024

Sworn to and subscribed before me

This 25 day of MARCH, 2024

Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

See Attachment

We plan to run a massage spa in this location. With ^{existing} ~~existing~~ 7 rooms, 1 break room , 2 small storages and 1 shower room .no changes will be made to the layout But fresh ups, new paint, new flooring,new reception Counter.ect

Our service will provided by well trained massage therapist. 2-5 people will work in store. Service include: Swedish ,sports, lymphatic drainage, Parental,trigger point ,Himalayan salt hot stone massage, cupping and foot reflexology . Skin polishing body scrubbing .

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

1155 Virginia Avenue, Ste. L
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant LiYing Jiang Lucas

Address of Applicant 309 Mangham Rd. Griffin. GA 30224

Telephone of Applicant [REDACTED]


Signature of Owner

John Bosman
Print Name of Owner

Personally Appeared Before Me this _____ day of _____, 20____.

Notary Public

see attached
Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

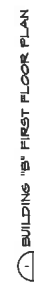
On March 28, 2024 before me, Giovanna Delia, Notary Public, personally appeared John Boseman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Notary Public in and for
said County and State



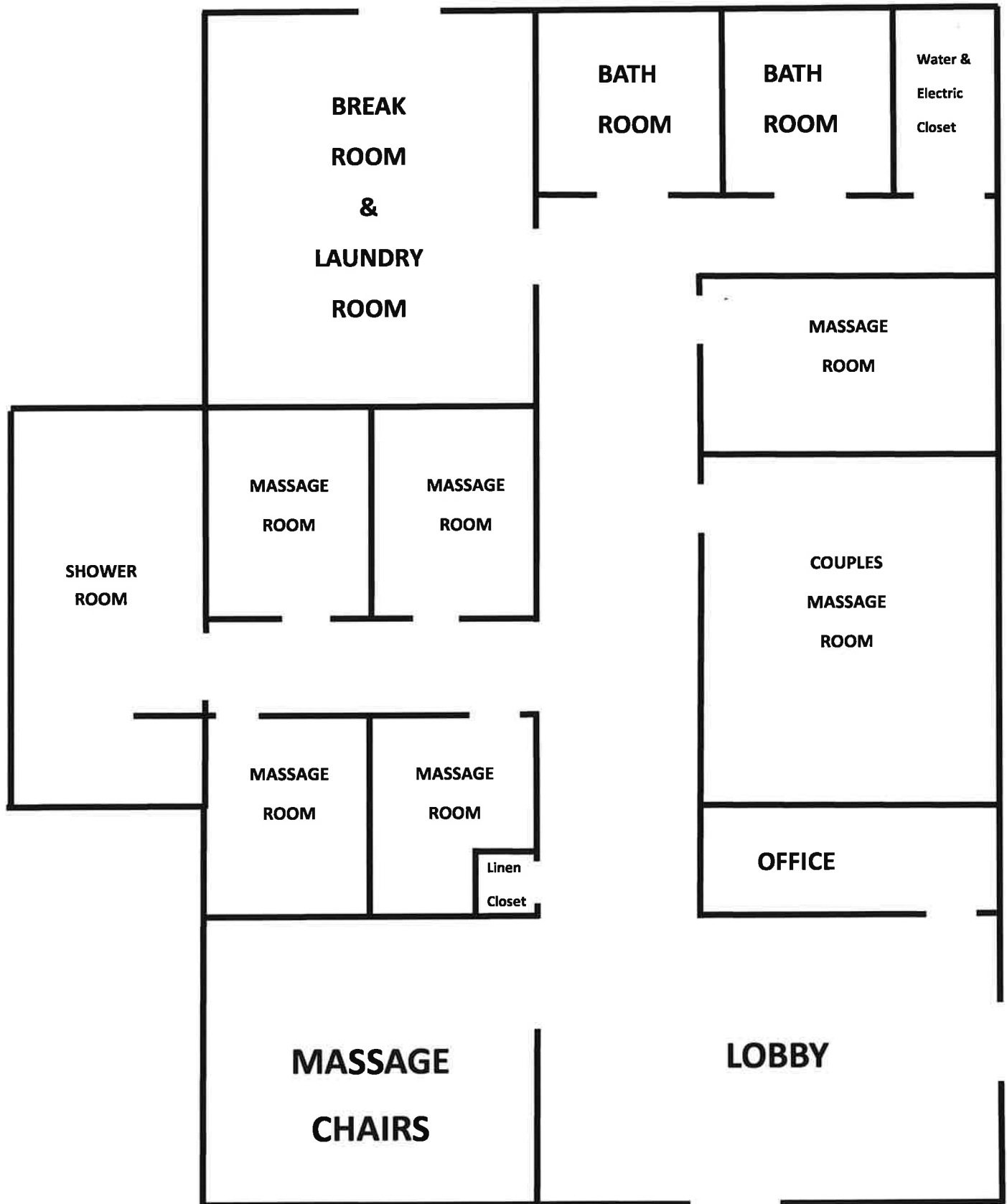


EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33) to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76) to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

SUBJECT TO AND TOGETHER WITH the existing 31' Joint Access Easement as shown on said Survey, and also that certain Reciprocal Easement Agreement, as established by Grantor, dated December, 2007, recorded at Deed Book _____, page _____, Fulton County Records.



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

To: Adrienne Senter
From: Lynn M. Patterson
Date: April 18, 2024
RE: Conditional Use Permit – 1155 Virginia Ave, Suite L, Parcel
14 0127 LL 1198

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Yi Ling Jiang Lucas to operate a massage spa **(no business name provided)** at 1155 Virginia Ave, Suite L. Per the application, the following services will be provided: Swedish, sports, lymphatic drainage, parental (*sic*) assuming prenatal, trigger point, Himalayan salt hot stone, cupping and foot reflexology massages along with skin polishing and body scrubbing. The space will include 7 treatment rooms, 2 break rooms, 2 small storage rooms, and 1 shower room.

The application indicates parking will be provided on the site and shared with the other businesses in the multi-tenant development. A previous tenant operating a day spa had previously been operating in the space.

The property is located in the U-V, Urban Village Zoning District. A spa is permitted as a Conditional Use within the U-V Zoning District and is subject to the provisions of Article 3.2 below.

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

- (8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures and non-surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not been issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use is invalid and prior zoning district regulations are automatically reinstated. Prior to the 12 month expiration, the applicant may request an extension from the Planning Commission and City Council of the conditional use for a period of 12 months by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and Council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

(1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property as a wellness spa has no foreseeable negative impact regarding adjacent properties or the surrounding area.

(2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The property previously housed a massage day spa.

(3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed-use in the future land use map, the zoning is Urban Village. The intent of the district is to

(1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;

(2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;

(3) Promote neighborhoods established near shopping and employment centers;

(4) Encourage pedestrian and neighborhood uses in the commercial area;

(5) Discourage land uses that are automobile or transportation related;

(6) Exclude industrial uses such as manufacturing, processing and warehousing;

(7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and

(8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

A massage day spa is consistent with this intent and is compatible with adjacent properties and other land uses.

(4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
There are no expected nuisance or hazardous characteristics associated with this use.

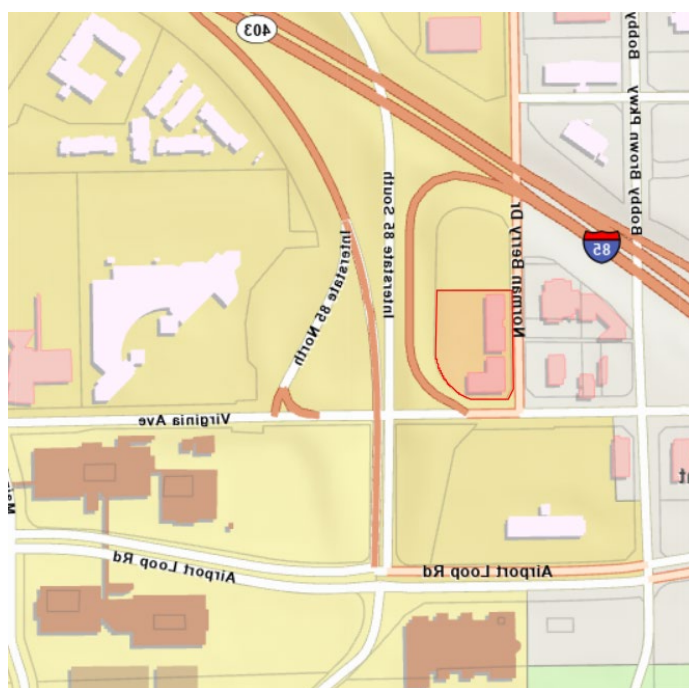
- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property;
There are no expected negative impacts on traffic movement, off street parking, operations, access to the property, etc.
- (6) Conformance of the special use to other requirements of the ordinance.
Not applicable.

RECOMMENDATION

Please update application with the name of the business.

The proposed use of a massage spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Subject property: 3396 Dogwood Drive





Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

May 14, 2024 6:00 PM

MINUTES

1. Called to Order at 6:01 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of April 9, 2024

MOTION ITEM: Leah Davis made a motion to approve the minutes of April 9, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 4-0.

Commissioner Thomas entered the meeting during discussion of the following item.

4. Old Business

4.I. 3558 Elm Street

Combination Plat Review (Revision)

Background:

Santiago Patino on behalf of Terwilliger Pappas requested approval of a revised combination plat to combine 20 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a 305 apartments and 8,426 SF of retail space. The properties are zoned

RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

FINDINGS

The applicant has not yet addressed the comments from the last submission - add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Miller Radford made a motion to approve the revised combination plat for 3558 Elm Street subject to the deficiencies outlined in the staff reports. Cliff Thomas seconded the motion. MOTION CARRIED: 5-0.

4.II. 3558 Elm Street Site Plan Review (Revision)

Background:

Santiago Patino on behalf of Terwilliger Pappas requested review of a revised site plan at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

The revised plan includes four (4) 4-story multi-family buildings, two (2) 3-story buildings, one (1) 4 story mixed use, and two single story garage buildings. The mixed-use building enfronting Porsche Ave includes 8,426 SF first floor retail.

A traffic study requested at the January 2023 Planning Commission meeting was completed and no turn lane was recommended.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan) and stories.

Staff recommended approval of the site plan with the following conditions.

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues in the Engineer's Report.

Staff recommended maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on-site parking.
4. Board of Appeals Variance for reduced parking width of full-size spaces from 10' to 9'.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the revised site plan at 3558 Elm Street subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

5. New Business

5.I. Chestnut Street, South Fulton Ave., Georgia Ave. (Pod C) Final Plat Review

Background:

Jason Braga of D.R. Horton, Inc. requested final plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Recommendation:

Upon completion of the deficiencies outlined in the Planner's Report and from the City Engineer's Report, the Planning Commission may approve the final plat.

MOTION ITEM: Jeanne Rast made a motion to approve the final plat at Chestnut Street, South Fulton Avenue and Georgia Avenue (Pod C), subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

5.II. 1155 Virginia Avenue, Suite L

Conditional Use Permit

Background:

Li Ying Jiang Lucas requested a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

FINDINGS

Per the application, the following services will be provided: Swedish, sports, lymphatic drainage, parental (*sic*) assuming prenatal, trigger point, Himalayan salt hot stone, cupping and foot reflexology massages along with skin polishing and body scrubbing. The space will include 7 treatment rooms, 2 break rooms, 2 small storage rooms, and 1 shower room.

The application indicates parking will be provided on the site and shared with the other businesses in the multi-tenant development. A previous tenant operating a day spa had previously been operating in the space.

Recommendation:

Please update the application with the name of the business.

The proposed use of a massage spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

MOTION ITEM: Leah Davis made a motion to give a favorable recommendation to Mayor & Council for the conditional use permit request to operate a spa at 1155 Virginia Avenue, Ste. L, provided the application is updated to include the business name. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

6. Next Meeting Date: June 11, 2024 at 6:00 PM.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: EDDIE PORTER

Printed at 04/11/24 10:19 by eport-tj

Acct #: 243567

Ad #: 405207

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA GA 30354

Start: 04/17/2024 Stop: 04/17/2024

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 5.59 Words: 300

Total LEGLV 5.59

Class: 9000 MISCELLANEOUS LEGALS

Rate: LEGL

Cost: 50.00

Affidavits: 1

Ad Descrpt: FN-6349 MAY 21, 2024 AT 6

Descr Cont: FN-6349 GPN13 NOTICE CITY

Given by: ADRIENNE SENTER

P.O. #:

Created: eport 04/11/24 10:14

Last Changed: eport 04/11/24 10:19

Contact: ADRIENNE SENTER

Phone: (404)696-8269

Fax#:

Email: asenter@hapeville.org

Agency:

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 04/17

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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ORDER CONFIRMATION (CONTINUED)

Salesperson: EDDIE PORTER

Printed at 04/11/24 10:19 by eport-tj

Acct #: 243567

Ad #: 405207

Status: New

FN-6349
gpn13
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, May 21, 2024 at 6:00 p.m. at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following:

Consideration of a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance. Applicant: Li Ying Jiang Lucas

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssreed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on May 20, 2024. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.
4:17,2024ep

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1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 5 (ALCOHOLIC BEVERAGES), ARTICLE 6**
7 **(ON-PREMISES CONSUMPTION) SECTION 10 (OFF-PREMISES AND SPECIAL**
8 **EVENT LICENSES) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE,**
9 **GEORGIA; TO AMEND THE REQUIREMENTS FOR THE ISSUANCE OF AN OFF-**
10 **PREMISES LICENSE TO LICENSEES WHO PARTICIPATE IN CITY SPONSORED**
11 **EVENTS; PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING**
12 **ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR**
13 **OTHER LAWFUL PURPOSES.**

14
15 **WHEREAS**, the mayor and council shall have full power and authority to provide for the
16 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
17 agencies, or employees granted by the City of Hapeville's Charter or by state law; and,
18

19 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter "City") and
20 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
21 the legislative body of the City; and,
22

23 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
24 agencies now lawfully in effect not inconsistent with the provisions of the City's Charter shall
25 remain effective until they have been repealed, modified or amended; and,
26

27 **WHEREAS**, amendments to any of the provisions of the City's Code may be made by
28 amending such provisions by specific reference to the section number of the City's Code; and,
29

30 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
31 by ordinance; and,
32

33 **WHEREAS**, the governing authority of the City finds it desirable to change the
34 requirements that govern the issuance of off premises and special event license for licensees that
35 provide alcoholic beverages during City sponsored events.
36

37 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
38 **THE CITY OF HAPEVILLE, GEORGIA THAT:**

39
40 **Section One.** Article 6 (On-Premises Consumption), Section 10 (Off-Premises and
41 Special Event Licenses) in Chapter 5 (Alcoholic Beverages), of the City Code of Ordinances is
42 hereby amended to read as follows:
43
44

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(a) Notwithstanding any other provision of this Code, the city manager may grant a license to permit the off-premises pouring of malt beverages, wine, and liquor under the following terms and conditions:

(1) An off-premises license may only be issued to licensees who hold in good standing an alcohol pouring license issued by the city, and no such licensee shall be permitted to pour any alcoholic beverage off-premises which cannot be lawfully poured on the licensee's premises. The city shall seek a local off-premise licensee for city sponsored events; however, if a local licensee is unavailable, the city may seek an outside licensee. Licensees who are seeking issuance of a permit to pour any alcoholic beverage at an off-premises event sponsored by the city shall not be required to hold an alcohol pouring license issued by the city. Such licensee may apply for an off-premises pour permit by complying with all application requirements set forth in subsection (a)(2); and submitting proof that the licensee holds in good standing an alcohol pouring license such that the licensee is authorized to pour alcoholic beverages in the State of Georgia.

(2) An application for an off-premises pouring license shall contain the following information:

- a. Name of licensee.
- b. Address of licensee.
- c. Type of on-premises pouring license held by licensee.
- d. Type of off-premises license required by licensee.

(b) Notwithstanding any other provision of this Code, it shall be unlawful for an off-premises licensee to pour any malt beverages, wine, or liquor at any off-premises location without first obtaining an off-premises pouring permit. Such permit may be issued by the city manager for any period up to three days. Any permit for a period longer than three days must be approved by the city council. An off-premises permit may be issued in accordance with the following:

(1) No permit for a particular off-premises location shall be issued if the requested building is a "prohibited location" as set forth in this chapter or state law, or fails to meet all requirements of this chapter and state law for an on-premises pouring outlet.

(2) Unless specifically permitted by the city otherwise, for events such as gallery crawls, it shall be unlawful for any off-premises licensee to sell liquor at an off-premises location unless food is served at the event.

(3) Unless otherwise provided for in this section, all regulations of this code controlling the pouring of alcoholic beverages on premises shall govern the pouring of alcoholic beverages off premises.

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(4) The amount of sales sold off premises shall be included in the licensee's gross income figures for the purpose of establishing the amount of the mixed drink taxes due from the licensee to the city.

(c) The city manager may approve up to three special event licenses for an applicant in a single calendar year. Each special event license shall allow alcohol beverage sales for up to 12 days in a single calendar year and can be used no more than two consecutive days per calendar year up to the 12-day limit. In order to qualify to receive such license, the applicant must comply with the following terms and conditions:

(1) The applicant must be licensed for sale of alcoholic beverages by the state;

(2) The application must provide the information requested under subsection (a)(2) above;

(3) All distances and hours of operation requirements set forth for on-premises consumption must be obeyed;

(4) All identification badge requirements must be met; and

(5) An annual license fee, as set out in this chapter, must be paid in full.

(Ord. No. 2017-04 , § 1, 3-21-2017)

Section Two. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any

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of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2024.

CITY OF HAPEVILLE, GEORGIA

Alan H. Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 5 (ALCOHOLIC BEVERAGES), ARTICLE 1**
7 **(LICENSING GENERALLY) SECTION 13 (RENEWAL, SUSPENSION AND/OR**
8 **REVOCATION) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA;**
9 **TO CHANGE THE APPLICATION DATE AND PAYMENT DEADLINE FOR**
10 **ALCOHOL LICENSE RENEWALS; PROVIDE FOR SEVERABILITY; TO REPEAL**
11 **CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO**
12 **PROVIDE FOR OTHER LAWFUL PURPOSES.**

13
14 **WHEREAS**, the mayor and council shall have full power and authority to provide for the
15 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
16 agencies, or employees granted by the City of Hapeville's Charter or by state law; and,

17
18 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter "City") and
19 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
20 the legislative body of the City; and,

21
22 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
23 agencies now lawfully in effect not inconsistent with the provisions of the City's Charter shall
24 remain effective until they have been repealed, modified or amended; and,

25
26 **WHEREAS**, amendments to any of the provisions of the City's Code may be made by
27 amending such provisions by specific reference to the section number of the City's Code; and,

28
29 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
30 by ordinance; and,

31
32 **WHEREAS**, the governing authority of the City finds it desirable to change the date that
33 license applications and renewal fees shall be due.

34
35 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
36 **THE CITY OF HAPEVILLE, GEORGIA THAT:**

37
38 **Section One.** Article 1 (Licensing Generally), Section 13 (Renewal, Suspension and/or
39 Revocation) in Chapter 5 (Alcoholic Beverages), of the City Code of Ordinances is hereby
40 amended to read as follows:

- 41
42
43 (a) All licenses under this article shall be issued on a calendar-year basis and may be
44 renewable upon payment of the appropriate fee; however, the same may be suspended
45 or revoked at any time by the city manager, in writing and with the reasons set out
46 thereon, as set forth in this Chapter.

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(b) Each licensee shall file a written application for renewal with the City Clerk on or before September 15 of each year on forms approved by the Clerk, and the license fee shall be paid in full no later than November 15 of each year.

(c) The application shall be referred to the City Manager.

(d) The City Manager shall grant, or deny for cause, the renewal of any license issued under this article, and shall provide the reasons for such decision to the applicant in writing. Any decision rendered by the City Manager to suspend and/or revoke a license, and/or deny a request for renewal, shall be final unless the applicant files a notice of appeal with the City Clerk to the City council within 14 days of the applicant's receipt of such decision by the City Manager. A hearing before the City Council shall be held not more than 30 days from the date of filing of the applicant's notice of appeal, where the City Council may vote to ratify or reject the City Manager's decision.

(Ord. No. 2017-04 , § 1, 3-21-2017; Ord. No. 2018-07 , § 1, 7-17-2018)

Section Two. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

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Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2024.

CITY OF HAPEVILLE, GEORGIA

Alan H. Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

CITY OF HAPEVILLE
FY2024 - JULY 2024 - SEPTEMBER 2024 BUDGET - SUMMARY - ALL FUNDS

	FY 2022-2023 July-Sept YTD Actual	FY 2023-2024 July-Sept YTD Actual	FY 2023-2024 July-Sept Proposed
REVENUE/EXPENDITURES SUMMARY:			

REVENUE:

GENERAL FUND:

REVENUE DESCRIPTION				
	TOTAL TAXES	503,466	883,205	1,217,083
	TOTAL LICENSES & PERMITS	221,960	68,615	85,250
	TOTAL INTERGOVERNMENTAL REV	0	0	0
	TOTAL CHARGES FOR SERVICES	98,043	113,802	99,822
	TOTAL FINES AND FORFEITURES	82,499	103,701	95,000
	TOTAL INVESTMENT INCOME	2	2	2
	TOTAL CONTRIBUTIONS	104	1,200	1,200
	TOTAL MISC REVENUE	22,840	52,678	10,543
	TOTAL OTHER FINANCING SOURCES - (LESS FUND BAL ALLOC)	2,082,390	961,345	355,625
	TOTAL REVENUE-GF: (NOT INCLUDING FUND BALANCE ALLOC)	3,011,304	2,184,546	1,864,524
	PROJECTED FUND BALANCE ALLOCATION - GENERAL FUND	0	0	1,305,717

REVENUE SUMMARY - ALL FUNDS:

FUND: FUND DESCRIPTION				
100	GENERAL FUND - (FUND BALANCE ALLOCATION NOT INCLUDED)	3,011,304	2,184,546	1,864,524
201	SPECIAL REVENUE FUNDS	0	5,896	6,000
210	ASSET FORFEITURE FUND	1	1	(1)
215	E-911 FUND	13,076	14,933	174,466
220	ARP GRANT FUND	63,934	31,984	40,000
275	HOTEL & MOTEL TAX FUND	368,976	314,660	900,000
280	VEHICLE EXCISE FUND	32,123	18,737	30,000
290	TRADE & TOURISM FUND	230,610	58,999	198,750
301	CAPITAL PROJECTS FUND	(182,854)	1,800	1,800
350	T-SPLOST FUND	112,397	237,668	285,000
505	WATER & SEWER FUND	1,358,405	1,855,256	1,873,415
506	STORMWATER UTILITY FUND	23,314	39,592	40,000
540	SOLID WASTE/RECYCLING FUND	143,645	141,763	159,785
	TOTAL REVENUE - ALL FUNDS:	5,174,931	4,905,835	5,573,740

CITY OF HAPEVILLE
FY2024 - JULY 2024 - SEPTEMBER 2024 BUDGET - SUMMARY - ALL FUNDS

	FY 2022-2023 July-Sept YTD Actual	FY 2023-2024 July-Sept YTD Actual	FY 2023-2024 July-Sept Proposed
REVENUE/EXPENDITURES SUMMARY:			

EXPENDITURES BY DEPARTMENT & FUND

GENERAL FUND - EXPENDITURES - BY DEPARTMENT

DEPT# DEPT NAME

1110	CITY COUNCIL	9,465	13,169	12,500
1310	MAYOR	2,371	7,017	7,017
1320	CITY MANAGER	410,664	649,912	618,468
1330	CITY CLERK	42,936	39,294	40,215
1400	ELECTIONS	0	31,833	0
1510	FINANCE & ADMINISTRATION	144,344	113,506	128,356
1515	CUSTOMER FINANCIAL SERVICES	0	1	124,106
1530	LEGAL SERVICES	31,390	39,271	35,000
1540	HUMAN RESOURCES	91,708	94,824	126,440
1565	INFORMATION TECHNOLOGY	326,897	118,701	118,701
2650	MUNICIPAL COURT	67,213	70,635	74,292
3210	POLICE ADMINISTRATION	725,385	1,742,705	1,053,623
3510	FIRE ADMINISTRATION	974,502	996,773	1,010,652
4100	PUBLIC WORKS ADMINISTRATION	0	398,671	283,309
4210	HIGHWAY AND STREETS	307,955	285,039	306,126
6120	PARTICIPANT RECREATION	240,024	238,909	336,522
6220	PARK AREAS & GROUNDS	755,772	0	0
7400	PLANNING & ZONING	19,506	9,433	11,068
7450	CODE ENFORCEMENT	56,839	32,865	50,774
7520	ECONOMIC DEVELOPMENT	75,395	106,773	117,477
7550	MAIN STREET	4,523	0	53,000
9100	OTHER FINANCING USES/TRANSFERS	0	0	0
TOTAL: GENERAL FUND EXPENDITURES		4,286,889	4,989,332	4,507,645

CITY OF HAPEVILLE
FY2024 - JULY 2024 - SEPTEMBER 2024 BUDGET - SUMMARY - ALL FUNDS

	FY 2022-2023 July-Sept YTD Actual	FY 2023-2024 July-Sept YTD Actual	FY 2023-2024 July-Sept Proposed
REVENUE/EXPENDITURES SUMMARY:			

FUND	DESCRIPTION			
100	GENERAL FUND	4,286,889	4,989,332	4,507,645
201	SPECIAL REVENUE FUNDS	4,727	6,508	6,000
210	ASSET FORFEITURE FUND	0	23,696	(23,696)
215	E-911 FUND	182,004	162,897	174,466
220	ARP GRANT FUND	59,991	31,983	40,000
275	HOTEL & MOTEL TAX FUND	368,976	314,660	900,000
280	VEHICLE EXCISE FUND	0	0	30,000
290	TRADE & TOURISM FUND	467,464	178,314	198,750
301	CAPITAL PROJECTS FUND	209,175	5,423	1,800
350	T-SPLOST FUND	573,180	40,477	285,000
505	WATER & SEWER FUND	961,988	1,102,618	1,129,241
506	STORMWATER UTILITY FUND	33,621	31,994	33,212
540	SOLID WASTE/RECYCLING FUND	104,700	92,053	168,533
TOTAL EXPENDITURES - ALL FUNDS		7,252,715	6,979,956	7,450,953
TOTAL REVENUE OVER/(UNDER) TOTAL EXPENDITURES-ALL FUNDS		(2,077,784)	(2,074,121)	(1,877,213)

*** Explanation - Excess Expenditures Over Revenue**

100 GENERAL FUND - No Fund Balance Allocation Included	(1,275,586)	(2,804,786)	(2,643,121)
201 SPECIAL REVENUE FUNDS	(4,727)	(612)	0
210 ASSET FORFEITURE FUND	1	(23,695)	23,695
215 E-911 FUND	(168,927)	(147,963)	(0)
220 ARP GRANT FUND	3,943	0	0
275 HOTEL & MOTEL TAX FUND	0	(0)	0
280 VEHICLE EXCISE FUND	32,123	18,737	0
290 TRADE & TOURISM FUND	(236,854)	(119,315)	(0)
301 CAPITAL PROJECTS FUND	(392,028)	(3,623)	0
350 T-SPLOST FUND	(460,783)	197,191	0
505 WATER & SEWER FUND	396,417	752,638	744,174
* 506 STORMWATER FUND - Excess Expenditures Over Revenue	(10,307)	7,598	6,788
* 540 SOLID WASTE FUND - Excess Expenditures Over Revenue	38,944	49,710	(8,748)
TOTAL	(2,077,784)	(2,074,121)	(1,877,213)

City of Hapeville
Fiscal 2024 – (July – September) Budgets Due to Fiscal Year Change
Discussion Draft

Using Historical Data for Budget Projection Basis	FY 2022-23	FY 2023-24	FY 2024
	July-Sept YTD Actual	July-Sept YTD Actual	July-Sept Proposed
100 GENERAL FUND - REVENUE SUM			
DESCRIPTION			
TAXES	503,466	883,205	1,217,083
LICENSES AND PERMITS	221,960	68,615	85,250
INTERGOVERNMENTAL REV	0	0	0
CHARGES FOR SERVICES	98,043	113,802	99,822
FINES AND FORFEITURES	82,499	103,701	95,000
INVESTMENT INCOME	2	2	2
CONTRIBUTIONS	104	1,200	1,200
MISC REVENUE	22,840	52,678	10,543
OTHER FINANCING SOURCES	2,082,390	961,345	355,625
TOTAL REVENUES	3,011,304	2,184,546	1,864,524
100 GENERAL FUND - EXPENDITURE SUMMARY			
DEPARTMENTS			
1110 - CITY COUNCIL	9,465	13,169	12,500
1310 - MAYOR	2,371	7,017	7,017
1320 - CITY MANAGER	410,664	649,912	618,468
1330 - CITY CLERK	42,936	39,294	40,215
1400 - ELECTIONS	0	31,833	0
1510 - FINANCE & ADMINISTRATION	144,344	113,506	128,356
1515 - CUSTOMER FINANCIAL SERVICES	0	0	124,106
1530 - LEGAL SERVICES	31,390	39,271	35,000
1540 - HUMAN RESOURCES	91,708	94,824	126,440
1565 - INFORMATION TECHNOLOGY	326,897	118,701	118,701
2650 - MUNICIPAL COURT	67,213	70,635	74,292
3210 - POLICE ADMINISTRATION	725,385	1,742,705	1,053,623
3510 - FIRE ADMINISTRATION	974,502	996,773	1,010,652
4100 - PUBLIC WORKS ADMINISTRATION	0	398,671	283,309
4210 - HIGHWAY AND STREETS	307,955	285,039	306,126
6120 - PARTICIPANT RECREATION	240,024	238,909	336,522
6220 - PARK AREAS & GROUNDS	755,772	0	0
7400 - PLANNING & ZONING	19,506	9,433	11,068
7450 - CODE ENFORCEMENT	56,839	32,865	50,774
7520 - ECONOMIC DEVELOPMENT	75,395	106,773	117,477
7550 - MAIN STREET	4,523	0	53,000
9100 - OTHER FINANCING USES/TRANSFERS	0	0	0
TOTAL EXPENDITURES:	4,286,889	4,989,331	4,507,645
REVENUE OVER/(UNDER) EXPENDITURES	(1,275,586)	(2,804,785)	(2,643,121)

City of Hapeville
Fiscal 2024 – (July – September) Budgets Due to Fiscal Year Change
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General Fund Revenue – FY2024 - (July – September)

General Fund total revenue for fiscal year 2024-Bridge is projected at 1.86M and includes the following compared to year-to-date actual in July – September of 2023:

- Projected revenue increase of 334K in taxes
- Projected revenue increase of 16K in Licenses and Permits
- Projected revenue increase of 220K for Hotel/Motel Receipts
- Loan Proceeds decrease of 933K – No vehicle financing expected during period compared to same amount received July – September prior year – July-September
- Total net revenue decrease of 320K compared to prior year – July-September
- Other revenue notes – The period July – September is the City’s least productive months for receiving tax revenue. This is the basis for the fiscal year change to align our fiscal year with the tax digest and revenue collections

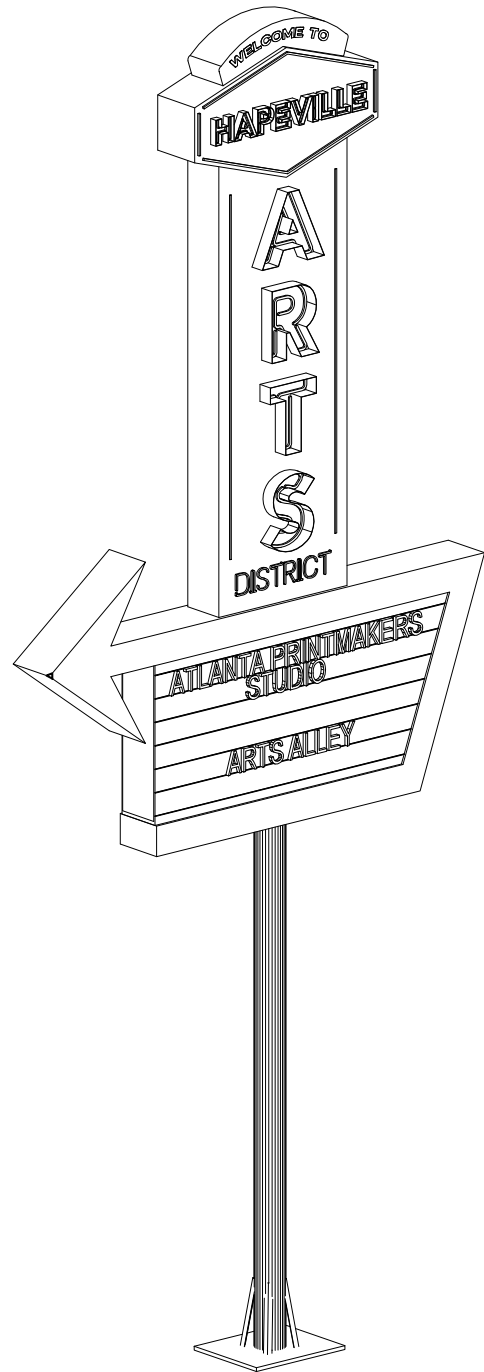
General Fund Expenditures – 2024 – (July – September)

General Fund total overall expenditures decreased by 591K compared to year-to-date actual in July – September of 2023. Total year-to-date actual for July-September-2023 was 5M and total projected for July-September 2024 is 4.5M

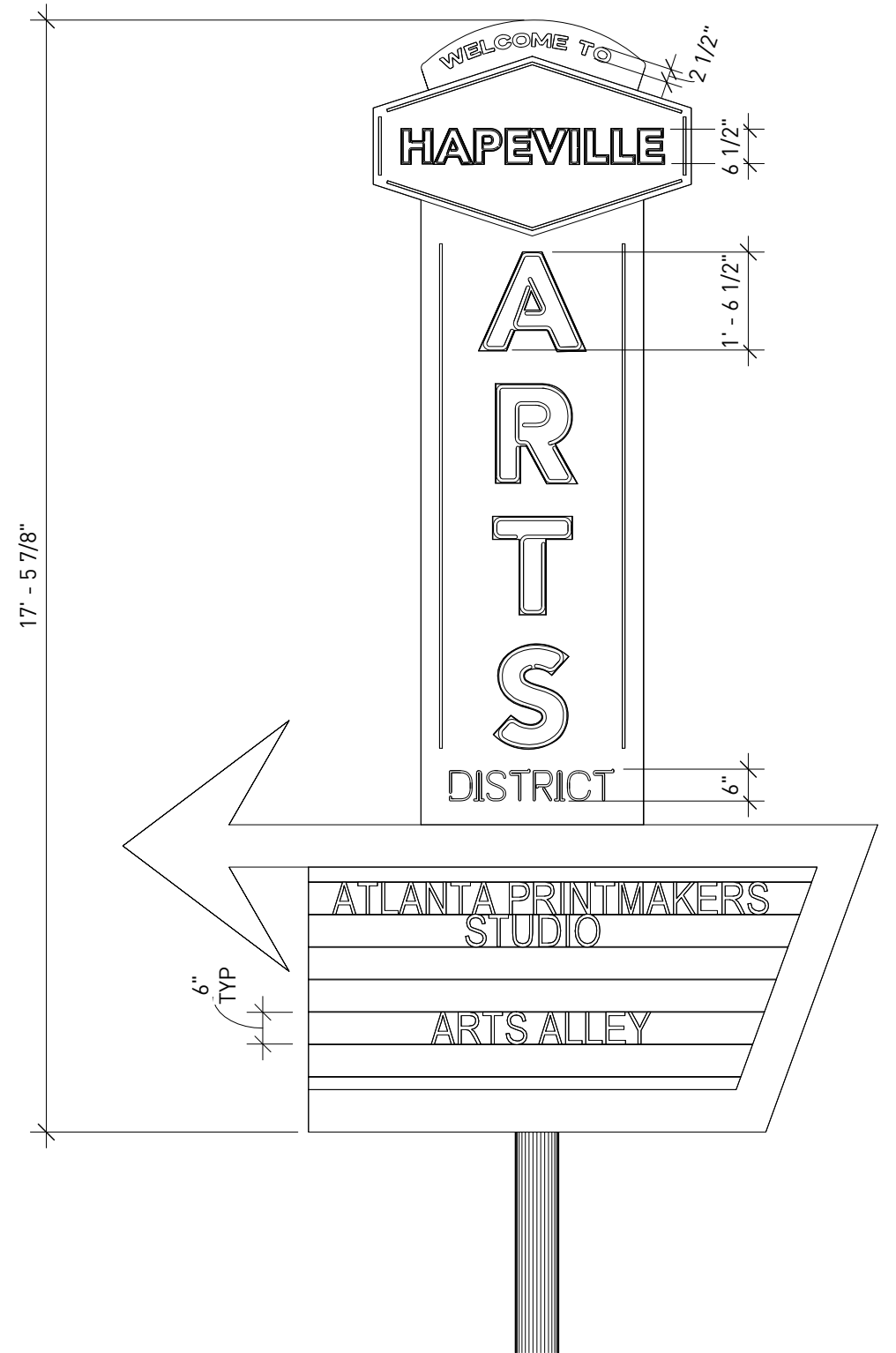
- Other expenditures notes – During the period July – September 2024 and future period, the City’s 2019B Bond has matured and will no longer have to include this debt service expense as part of future budgets
- July – September is a heavy period for recreation type activities

General Fund Total Revenues/Over(Under) Expenditures – 2024 – (July – September)

- Due to the City’s fiscal year change and most general fund revenues are projected to be received after September 2024, total projected expenditures will exceed total projected revenues by 2.6M
- We are requesting fund balance to be used for the budget shortfall



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SD-1.0



1 ELEVATION @ NEON SIGN - FRONT
SD-1.0 3/8" = 1'-0"



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HAPEVILLE ARTS DISTRICT - NEON SIGN
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HAPEVILLE, GA 30354

CITY OF HAPEVILLE
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

NEON SIGN

SD-1.0

09/26/2023

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VIEW FROM CORNER OF VIRGINIA AVE & S CENTRAL AVE - NEON SIGN

SOURCE
URBANISM

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